



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Launde Park, Market Harborough

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A Plot, Location and Position to Impress...

Occupying an end position and located within a sought after cul de sac, this two-bedroom detached bungalow with a single garage ticks all of the boxes, set in the heart of Little Bowden!

Welcoming entrance hall with a fitted door mat, an airing cupboard and a loft hatch to a partially boarded attic with a ladder.

Beautifully appointed living/dining room boasting a window to the front elevation, space for a dining table and chairs, a gas fireplace and a door into the kitchen.

Well-proportioned kitchen/breakfast room featuring tiled effect flooring, space for a breakfast table and chairs and a door into the lean to/ garden room.

The kitchen comprises a host of eye and base level units, a roll top worksurface, ceramic wall tiles, a stainless-steel sink with a mixer tap and draining board, a Beko cooker and space for a washing machine and a fridge/freezer.

Naturally light lean to/garden room with power, lighting and a door to the garden.

Two bedrooms, both benefit from being double in size with the main bedroom overlooking the rear garden.

The bathroom comprises tiled effect flooring, ceramic wall tiles and a white three-piece suite to include a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC.

Nestled down a desirable cul de sac, occupying an end position, this charming, detached bungalow offers a sought-after plot. The established frontage is laid with gravel and features a wealth of well stocked planted borders, mature shrubbery and an array of trees. To the side elevation is a gravelled and hard standing driveway providing off road parking for three cars and access to the detached single garage. There are also double gates to the side of the garage with a continued gravelled driveway offering ideal space for a motorhome/caravan if needed. A low-level iron gate encloses paved path that leads to the main entrance to which is situated to the side elevation.

The rear garden has been designed with low maintenance in mind, benefitting from a desirable south-west facing aspect and a good degree of privacy. Mainly paved, the garden also features an array of planted borders, hedgerow, a timber shed and access to the front elevation.





- Living/ Dining Room - 5.23m x 3.76m (17'2" x 12'4")max
- Kitchen / Breakfast Room - 3.73m x 2.84m (12'3" x 9'4")
- Lean to/ Garden Room - 2.41m x 2.36m (7'11" x 7'9")
- Main Bedroom - 4.06m x 2.67m (13'4" x 8'9")
- Bedroom Two - 3.78m x 2.74m (12'5" x 9'0")
- Bathroom - 1.98m x 1.65m (6'6" x 5'5")
- Garage - 4.8m x 2.51m (15'9" x 8'3")



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

